

Leander Parkland Dedication Revision Overview and Recommendations

2022

The Need for Enhanced Level of Service

- ▶ Much of our information, knowledge and basis comes from more than twenty years of research, working alongside communities and detailed documentation by Dr. John Crompton. Dr. Crompton has literally written the book(s) on parkland dedication that many communities follow. He is Distinguished Professor, Regents Professor and Presidential Professor in the Department of Recreation, Park and Tourism Sciences at Texas A&M and is a current elected Councilmember with the City of College Station.
- ▶ You were provided the link to read Dr. John Crompton's most recent article "*Positioning Parkland Dedication Ordinances as a Central Element in Fiscally Conservative fast-Growth Cities*". He is also the author of "*Parkland Dedication Ordinances in Texas: A Missed Opportunity?*"
- ▶ In summary, Dr. Crompton describes since, the "Tax Revolt" of the 70's & 80's the prevailing political philosophy of many US Communities has been "fiscal conservatism".
- ▶ This led to the bedrock principle called the "Benefit Principle". Essentially it states that those who benefit from government services should pay for them. If not, then a community is left to lower the level service or not provide at all or raise taxes to pay for the needed level of service.
- ▶ Parkland Dedication is a manifest of the Benefit Principle. In a nutshell, it is the intent to pass the cost of accommodating increased demand for parks through to the landowners, developers and/or new homeowners who are responsible for creating the demand and not the long-term residents or current residents.

The Need for Enhanced Level of Service

- ▶ Local Government U, an international company and the City's main training tool for innovative online learning solutions that drives increased employee engagement through dynamic content and technology stated in one of their modules: *"..if funding is not available, the only alternative is to reduce services to the community. Typically, these reductions are going to have to come from areas that impact a community's quality of life. Services like parks, swimming pools, and recreation centers will be among the first to be affected."*
- ▶ In Leander, there are over 26 HOA pools/splash pads; 40 HOA playgrounds; 50 HOA picnic shelters/areas with more than a hundred tables and grills; dozens of miles of trails; several dog runs; 7 basketball courts; 1 soccer field; 2 tennis courts; 2 volleyball courts; but 0 baseball/softball/multi-purpose fields (Rugby, kickball, Lacrosse, Cricket, etc.)
- ▶ The City of Leander has 1 public pool; 2 splash parks; 6 playgrounds; 10 picnic shelters; 45 picnic tables; 2 basketball courts; 2 skate parks; 8 soccer fields; 1 dog park; several miles of trails and 4 baseball fields; 1 softball field; 0 multi-purpose fields (Rugby, kickball, Lacrosse, Cricket, etc.), and 0 Tennis/Pickle ball courts to serve a population of nearly 90,000 residents.

Parkland Dedication Objectives

❖ Park Identification:

Micro, Pocket or Meet-up Parks (MUPS) = Typically very small .25 - 2 acres

Neighborhood Parks = Typically 1 - 10 acres - (can be as large as 30 acres)

Playfield Parks = Typically 11 - 25 acres (can be as large as 50 acres)

Community Parks = Typically 26 - 99 acres - (can be as large as 200 acres)

Regional Parks/City-wide or Major Parks = Typically 100 acres plus (+) - (can be 500 to 1000 acres or greater)

- ❖ The City of Leander Parkland Dedication program supporting new HOA Neighborhood Parks should diminish or cease. Currently, the vast majority of previous and new residential developments provide smaller neighborhood parks to meet their parkland dedication requirements. These parks are designed solely for the benefit of the residents in that subdivision. While beneficial to those homeowners, it also places great strain on the level of service to meet the demand for large scale parks, such as ballfields, multipurpose fields and open space.

- ❖ **Community and Regional Parks should be the primary focus of the revised Leander parkland dedication ordinance.** With the unprecedented growth, the city of Leander has over 35 neighborhood/HOA parks, but has added no new community parks and only one regional park (Lakewood Park) in the past decade. The City is falling way short in providing adequate parkland for ballfields and sport courts; multi-purpose fields; large scale event space along with open space and natural areas, including linear trails and greenbelts.

Parkland Dedication Objectives

- ❖ **Adding Community and Regional Parks will increase (and sustain) the property values of homes in Leander.** “The real estate market consistently demonstrates that many people are willing to pay a larger amount for a property located close to parks and open space areas than for a home that does not offer this amenity” - Dr. John Crompton, TX A&M University and current City of College Station Councilmember.
- ❖ **New residential subdivisions should provide fee-in-lieu first and foremost** to assist with purchasing large tracts of land and developing facilities to meet the overall Leander community needs. If MUP, neighborhood or even playfield parks are provided within the subdivision, those should be primarily constructed by the developer.
- ❖ **Commercial, retail and industrial developments should also contribute to the parkland dedication fund.** This could be a primary source of linear pedestrian trails and greenspace development or in the form of a long-term sponsorship for new park developments.

Parkland Dedication Revision

► CURRENT NATIONAL AND STATE STANDARDS

- Nationally the standard is 9.9 acres of parkland per 1000 residents or essentially 1 acre per 100 residents. The Texas standard is 12.4 acres/ 1000 residents or 1.24 acres/ 100 residents.
- To meet National and Texas standards Leander should have between **860 - 1066.40** of developed park acres based on an estimated population of 84,000 residents.
- Currently, Leander has **282.31 acres (283)** of active parkland, excluding Crystal Falls Golf Course (157.80ac).
- Additionally, we have 147.54 acres that are designated park space, but undeveloped and not open to the public.
- Total of 429.85 designated park acres (430)
- We are less than 50% of the parkland necessary for our expanding and ever growing community. We need to add between **430 and 636 acres of active parks** just to achieve the National/State standards for our current population.

Parkland Dedication Revision

► Local Statistics

- ❖ City of Leander Planning Department recognizes 3.34 PPH (persons per household) for both single and multi-family dwelling units (DU's)
- ❖ Based on National Standards: 100 residents divided by 3.34 PPH = **29.97** Dwelling Units (DU's) per acre
- ❖ Currently 1 acre of parkland serves **196** City of Leander residents (*84,000 pop./430 = 195.35 residents per acre*)
- ❖ 196 residents/acre divided by 3.34 PPH = 58.682 (**60.0**) DU's per acre.
- ❖ Currently the City of Leander provides 1 acre of parkland per every 60 DU's, essentially placing us at least 50% below national and state standards.
- ❖ **To adequately increase parkland acreage in Leander and eventually meet National and State standards the City should at minimum double the amount of parkland dedication required from 3.5 acres per 100 DU's to the recommended 7.5 acres per 100 DU's.**
- ❖ ***Parks and Recreation Board stated that they would be in favor of increasing the acres/DU even further.*

Parkland Dedication Revision

► Current Parkland Dedication Requirements

- ❖ Parkland Dedication Ordinance requires: 3.5 acres per 100 DU's or 28.57 DU's/acre
- ❖ Example: Residential development of 250 DU's divided by 100 = 2.50 x 3.50 acres = 8.75 acres of parkland required.
- ❖ Typically all or a portion of the 8.75 acres could be dedicated within the Development. While there are some technical guidelines, park property proposed by the developer includes open space, significant tree areas, riparian corridors and/or even flood plains. Many times a significant portion of the proposed parkland is not conducive to “Active Parks”, but rather “Passive Parks” (i.e. trails; greenspace).
- ❖ If a residential development cannot provide some or all of the required parkland they are required to pay a fee-in-lieu of **\$1050 per Dwelling Unit** (DU) based upon the number of DU's they are short.
- ❖ Example: 250 DU single-family development = 8.75 parkland acres required, but are only providing 5 acres. They are 3.75 acres short of required parkland.
- ❖ Therefore 28.57 DU/acre x 3.75 acre deficit = 100 DU's x \$1050/DU = **\$105,000** fee-in-lieu they would owe the City to be placed in the Parkland Dedication Fund.
- ❖ Multi-family - typically provides very little, if any parkland. 250 DU's x \$1050.00 = **\$262,500.**

Parkland Dedication Revision

► Proposed Formula:

Parkland Dedication Ordinance requires: 7.5 acres per 100 DU's

- ❖ Example: Residential development of 250 DU's divided by 100 = 2.50 x 7.50 acres = **18.75** acres of parkland required
- ❖ Under current guidelines all or a portion of the 18.75 acres could be dedicated within the Development. Based upon the revised ordinance only up to 10% of the required acres can be credited as parkland within the subdivision development or in this case a maximum of 1.875 acres would be allowable and credited. Park property within the subdivision would focus primarily on developing parks that meet the needs of the anticipated residents. Could include open space, significant tree areas and riparian corridors.
- ❖ The remaining balance of parkland dedication will be assessed a fee-in-lieu based on the formula below:

► Fee-in-lieu Formula

$$❖ (A (-10\%) \times V) = M$$

- A = the area of land required for dedication [18.75 - 1.875 (10%) = 16.875]
- V = the fair market value (per acre) of the property as established by 1. Comparable land sales in area prepared by the developer, including the proposed subdivision land (2020); 2. Value established through official appraisal conducted by a third party; or 3. \$145,000/acre.
- M = the number of dollars to be paid in lieu of the parkland dedication requirement.

► Example: $16.875 \times \$145,000 = \text{\$2,446,875.00}$ fee-in-lieu

Parkland Dedication Revision

► Side by Side Comparison

❖ CURRENT:

- ❖ 250 DU = **8.75** parkland acres required. If providing 5 acres of parkland, they are 3.75 acres short of required parkland.
- ❖ Therefore $28.57 \text{ DU/acre} \times 3.75 \text{ acre deficit} = 100 \text{ DU's} \times \$1050/\text{DU} = \text{\$105,000}$ fee-in-lieu they would owe the City to be placed in the Parkland Dedication Fund.
- ❖ Keep in mind whether SFR or MFR, a 250 DU development providing zero parkland, the maximum they would provide is **\\$262,500** FIL.

❖ PROPOSED:

- ❖ 250 DU SFR or MFR development = **18.75** acres of parkland required, credited with 1.875 acres of parkland in the development for a total of **16.875** acres to be assessed for fee-in-lieu.
- ❖ $16.875 \times \$145,000 = \text{\$2,446,875.00}^*$ FIL.
- ❖ * A percentage of the FIL will also be used for Public Art per current ordinance - discussed later in power point presentation

Parkland Dedication Revision

► Current Recreation Improvement Fee

- ❖ \$400/DU
- ❖ Example: $250 \text{ DU} \times \$400 = \$100,000$. This is the minimum amount that the developer will be required to construct recreation amenities in their subdivision park(s).

► Recommended Recreation Improvement Fee

- ❖ The following formula will be used to calculate the RIF
 - $(R \times \text{DU}) = F$
 - R = the park development fee rate.
 - DU = the total number of dwelling units in the residential development.
 - F = the number of dollars to be paid.
- ❖ Example:
 - $R = \$342,000/\text{acre}$ for design, engineering and construction costs to develop parkland, therefore, $\$342,000/\text{acre} \div 60 \text{ DU's/acre} = \$5700/\text{DU}$
 - $\text{DU} = 250 \text{ DU's} \times \$5700 = \$1,425,000$ for recreation improvements, of which 10% can be used for subdivision park development or $\$142,500$.
 - $F = \$1,282,500$ will be placed in the parkland dedication fund. *If developer for example only proposes to use \$100,000 the additional \$42,500 will be placed in the City parkland dedication fund.

Parkland Dedication Revision

► FINAL ANALYSIS

❖ Current:

- ❑ 250 DU Development - \$262,500 (max w/o Parkland credit) + \$100,000 RIF
Total Parkland Dedication = **\$362,500***

❖ Recommended:

- ❑ 250 DU Development - \$2,446,875 FIL* + \$1,282,500 RIF
Total Parkland Dedication = **\$3,729,375**

Parkland Dedication Revision

► Public Art Component

- ❖ Current Ordinance: *“15% of the fee-in-lieu and the recreation improvement fees will be held for public art in public parks and recreational lands”*
 - ❖ Example: 250 DU Development with the following fees: \$262,500 (max w/o Parkland credit) + \$100,000 RIF = \$362,500 x 0.15 = **\$54,375 to public art fund.**
 - ❖ The final Parkland Dedication FIL and RIF would be: \$308,125.
- ❖ Recommended Phased Percentage approach:
 - ❖ 100 DU's (or less) = 7.5% for public art fund. Example: FIL & RIF total = \$1,491,750 x 7.5% = \$111,881.25 maximum for public art fund
 - ❖ 101 - 250 DU's = **5%** for public art fund. Example: FIL & RIF Total = \$3,729,375 x 5% = \$186,468.75 maximum for public art fund, with a minimum of \$111,881.25
 - ❖ 251 DU's and above = **2.5%** = FIL & RIF Total with a minimum of \$186,468.75
- ❖ The current Ordinance also states: *“City Council may, from time to time, authorize the use of the funds for purchasing parkland or non-public art improvements or renovations when determined necessary in relation to a particular public park project.”*

Parkland Dedication Revision

► Long-Range Projection Example:

- ❖ Increase of 25,000 residents from current population of 84,000 to 109,000.
- ❖ 25,000 divided by 3.34 PPH = 7,485 DU's divided by 100 = 74.85 x 7.50 acres = 561.375 acres - 56.137 acres (10%) of potential private parks and 505.238 public park acres.
- ❖ Based upon the 505.238 public park acres x \$145,000/acre = **\$73,259,510** potential FIL for parkland dedication.
- ❖ RIF would equate to 7485 DU's x \$5700 = \$42,664,500 x .10% (private recreation improvements) = \$4,266,450. \$42,664,500 - \$4,266,450 = **\$38,398,050**.
- ❖ The FIL & the RIF combined is **\$111,657,560** for future parks and amenities (including the Public Art portion) based on adding another 25,000 residents.

Parkland Dedication Revision

► Non-Residential Parkland Dedication Requirements

- ❖ Includes commercial, office, retail and industrial developments. It is designed to promote the health, safety and general welfare and beautification of the Leander community.
- ❖ It is comprised of two factors:
 1. Developments occurring within the City's Transportation Master Plan, including designated pedestrian trail routes. These developments are/will be required to set aside, develop and donate to the city through a Special Warranty Deed upon completion of the public transportation component.
 2. Developments occurring outside the City's Transportation Master Plan with no designated public pedestrian trail routes. These development will work with the City to either:
 - A. Preserve a portion of the existing open space lands on the property for future park or public trail development, or;
 - B. Develop a park and/or public trail in close proximity based upon the City's Parks, Public Spaces and Recreation Comprehensive Plan.
 - C. By providing fee-in-lieu of \$5000 for each acre of development.
(I.e. 1 acre = \$5000; 10 acres = \$50,000; 100 acres = \$500,000)

Parkland Dedication Comparison

City	Park land acres/ 1000 Residents	Required Acres/ DU or Acres/# of residents	Single Family DU/Residents or Ratio	Multi-Family DU/Residents or Ratio	Fee-in-lieu	Recreation Improvement/Dev. fee	ETJ and/or Commercial/ Industrial Fee	Other Considerations (I.e. Flood plains; slopes > 50%; expenditures)	Parkland Dedication to provide amenities such as Public Art
Leander, TX	86,000 Pop. (2022) 401 Park Acres 4.66 acres/1000	SF & MF = 3.50 acres/100 DU 100 DU's = 334 residents	See previous column	See previous column	SF = \$1050/DU MF = \$1050/DU	SF = \$400/DU MF = \$400/DU	ETJ – Same as City Commercial/Industrial = None	50% credit for flood plains and slopes. Some credit provided for detention areas	Yes – 15% of FIL & RIF
Cedar Park, TX	77,381 Pop. (2021) 1050 Park acres 13.63 acres/1000 residents	8 acres/1000 residents	SF = 3 Residents/ DU average.	MF = 2 Residents/DU average.	\$1200/ DU w/density less than 6 DU's/acre; \$1000/DU with density of 6 to 20 DU/acre;\$800/DU w/density greater than 20 DU's	\$450/DU w/density of less than 6 DU per acre; \$375/DU for density of 6-20 DU's /acre; \$300/DU w/density greater than 20 DU/acre	ETJ treated same as City. None for Commercial	50% of floodplain can be credited toward parkland requirements	No
Georgetown, TX	74,198 Pop. (2021) 1500 Total Acres 20.27 acres/1000 residents	With 1 or 2 DU on a lot = 1 acre/80 DU's; 3 or more DU's on a lot = 1 acre/110 DU's	No residential requirement or ratio - based on number or units per lot or parcel	No residential requirement or ratio – based on number or units per lot or parcel	1 or 2 DU on lot = \$650/DU 3 or more DU on lot or parcel = \$475/DU	1 or 2 DU on Lot or parcel = \$1000/DU 3 or more DU on lot or parcel = \$750/DU	No data None for Commercial	50% of parkland may not exceed 20% grade; 50% of floodplain can be credited toward parkland requirements	No
Pflugerville, TX	67,796 Pop. (2021) 1550 Total acres 23.13 acres/1000 residents [450 Developed park acres or 6.71/1000]	6.6 acres/1000 residents	2.7 – 3.0 Residents/DU avr.	2 Residents/DU avr.	\$43,560/acre	Establish policy of a park within ¼ mile radius of every resident. Through formula, standard development fee required = \$350,000	No data None for Commercial	50% of floodplain can be credited toward parkland requirements	No
Round Rock, TX	125,007 Pop. (2021) 1800+ Total acres 14.40 acres/1000 residents	Convey amount of land based on % of the total acreage	1%-14% of the total acreage (typically 3-4 acres per 50 acres of subdivision) (Average \$1400 X 50 acres = \$70,000)	14% - 20% of the total acreage (typically 1.6 acres per 10 acre development) (Average \$3500 X 10 acres = \$35,000)	SF = \$200 to \$1600 per acre MF = \$2,800 to \$4000 per acre	No fee, but requirements for parkland development are provided (i.e. sidewalks, minimum road frontage	\$800/acre for non- residential	No data	No

Parkland Dedication Comparison

City	Park land acres/ 1000 Residents	Required Acres/ DU or Acres/ # of residents	Single DU	Multiple DU	Fee-in-lieu	Recreation Improvement/Dev. fee	ETJ and/or Commercial/ Industrial Fee	Other Considerations (I.e. Flood plains; slopes > 50%;)	Parkland Dedication to provide amenities such as Public Art
Leander, TX	86,000 Pop. (2022) 401 Park Acres 4.66 acres/1000	SF & MF = 3.50 acres/100 DU	See previous column	See previous column	SF = \$1050/DU MF= \$1050/DU	SF = \$400/DU MF = \$400/DU	ETJ – Same as City Commercial/Industrial = None	50% credit for flood plains and slopes. Some credit provided for detention areas	Yes – 15% of FIL & RIF
Austin, TX	1,037,436 Pop. (2021) 24,341 Total acres 23.47 acres/1000	9.4 acres/1000 residents	2.2 – 2.8 Residents/DU	1.7 – 2.2 Residents/DU	Low Density Fee = \$1,505.75 per unit Medium Density Fee = \$1,183.09 per unit High Density Fee = \$914.21 per unit Hotel/Motel Fee = \$681.08 per room	Low Density Fee = \$495.12 per unit Medium Density Fee = \$389.02 per unit High Density Fee = \$300.61 per unit Hotel/Motel Fee = \$223.95 per room	Hotel/Motel = 1.7 residents X annual occupancy rate No commercial/ Industrial in place yet. Working on ordinance revision.	FIL must be spent on parks within 2 miles of sub-division development	No
Flower Mound, TX	82,330 Pop. (2021) 750 Total acres 9.14 acres/1000	3.36 acres/100 DU	See previous column	See previous column	Based on fair market value = 5 acre park = \$206,800	\$1388/DU	No data None for Commercial	No data	No
Temple, TX	82,784 Pop. (2021) 925 Total Park acres 11.14 acres/1000	1 acre/133 DU	See previous column	See previous column	SF & MF = \$225/DU	None	ETJ – Yes if within 1 mile of city limit & more than 9 DU; and proposed for annexation	Drainage areas may be accepted	No
Belton, TX	22,780 Pop. (2021) 275 Park Acres 11.95 acres/1000	1 acre/100 DU With a minimum of 2 acres of suitable park land	See previous column	See previous column	SF & MF = \$200/DU	None	No data	No data	No

Parkland Dedication Revision

► Next Steps:

- ❖ Continued dialogue/questions/insight from City Council
- ❖ Continued dialogue with Parks and Recreation Board
- ❖ Presentation and discussion with the Public Art Commission
- ❖ Presentation and discussion with other stakeholders
- ❖ Presentation, discussion, feedback and approval from Planning and Zoning Commission
- ❖ Official presentation of the revised Ordinance to City Council - August
- ❖ Goal would be to enact revised Ordinance provisions no later than October 1, 2022.

❖ DISCUSSION